

MID-CONTINENT ENERGY EXCHANGE

Oil & Gas Asset Auctions



Data Packet

Open Minerals

N/2 NE Sec 16-1S-7W
Stephens County, OK
5 NMA

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Lot Summary

Lot #: 10016

County/State: Stephens County, OK

Legal Description: N/2 NE Sec 16-1S-7W

Acres: 5 NMA

Lease Name: Stephens Open Minerals 16-1-7

Asset Type: Open Minerals

Disclaimer: Bidders must conduct their own due diligence prior to bidding at the auction. Bidders shall rely upon their own evaluations of the properties and not upon any representation either oral or written provided here. This is a summary of information provided by the seller to Mid-Continent Energy Exchange.



Misc.



3-00

000195

I-2019-008967 Book 5711 Pg: 195
09/09/2019 11:06 am Pg 0195-0195
Fee: \$ 13.00 Doc: \$ 3.00
Jenny Moore - Stephens County Clerk
State of Oklahoma

MINERAL DEED

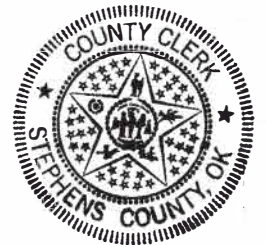
KNOW ALL MEN BY THESE PRESENTS

For and in consideration of Ten Dollars (\$10.00) in hand paid and other good and valuable consideration, _____, hereinafter referred to as Grantor, whose address is _____, does hereby grant, bargain, sell, convey and transfer unto _____, hereinafter referred to as Grantee, whose address is _____, an undivided **5 net mineral acres** of Grantor's right, title and interest in and to the oil, gas and other minerals in and under and that may be produced from the following lands (the "Lands") in the County of **Stephens** and State of **Oklahoma**:

5 Net Mineral Acres

N/2 NE/4

Sec. 16-T1S-R7W



By this Deed, Grantor is also conveying the right of ingress and egress, at all times, for the purposes of mining, drilling, exploring, operating and developing the Lands for oil, gas, and other minerals and storing, handling, transporting and marketing the same from the Lands, with the right to remove from the Lands all of Grantee's property and improvements.

This sale is made subject to any right now existing in favor of any Lessee or its assigns under any valid and subsisting oil and gas lease covering the Lands now appearing of record in the county where the Lands are located. It is understood that the Grantee shall have, receive and enjoy the herein granted interests in all bonus, rents, royalties and other benefits which may have accrued after the Effective Date, as if Grantee had been, at the date of making any current valid and subsisting lease, the owner of a similar undivided interest in the Lands.

Grantor agrees to execute such further assurances as may be reasonably requested or required to allow Grantee full use and enjoyment of the interest conveyed by this Mineral Deed.

Assignor hereby warrants and agrees to defend title to interest described herein by through and under, but not otherwise.

Signed this 5th day of August 2019, but Effective as of the 24th of July 2019.

GRANTOR

THE STATE OF Oklahoma }

COUNTY OF Oklahoma }

The foregoing instrument was sworn to, subscribed and acknowledged before me on the 5th day of August, 2019, by

Sydney Lane
Notary Public

VIEW ADDITIONAL LAND RECORDS AT

UNTYRECORDS.COM





Conveyance Document

Please note the following draft deed/assignment has been prepared by the seller in advance of sale. The successful buyer agrees to accept title to the lots pursuant to said deeds or assignments. Seller shall not be obligated or required to modify or change said deeds or assignments unless a correction is required to properly convey the interests being sold.

MINERAL DEED

Mid-Continent Royalty Owners Association
Approved Form Revised

KNOW ALL MEN BY THESE PRESENTS:

That [REDACTED], hereinafter called Grantor, (whether one or more) for and in consideration of the sum of Ten Dollars (\$10.00) and O.V.C., in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer, assign and deliver unto _____, hereinafter called Grantee, (whether one or more) **an undivided 5 acres** in and to all of the oil, gas and other minerals in and under and that may be produced from the following described lands situated in **Stephens County, State of Oklahoma**, to wit:

Section 16, Township 1S, Range 7W

N/2 NE/4

together with the right of ingress and egress at all times for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said land all of Grantee's property and improvements.

This sale is made subject to any rights now existing to any lessee or assigns under any valid and subsisting oil and gas lease of record heretofore executed; it being understood and agreed that said Grantee shall have, receive, and enjoy the herein granted undivided interests in and to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof, precisely as if Grantee herein had been at the date of the making of said lease the owner of a similar undivided interest in and to the land described and Grantee one of the lessors therein.

Grantor agrees to execute such further assurances as may be requisite for the full and complete enjoyment of the rights herein granted and likewise agrees that Grantee herein shall have the right at any time to redeem for said Grantor by payment, any mortgage, taxes, or other liens on the above described land, upon default in payment by Grantor, and be subrogated to the rights of the holder thereof.

TO HAVE AND TO HOLD the above described property and easement with all and singular the rights, privileges, and appurtenances thereunto or in any wise belonging to the said Grantee herein its heirs, successors, personal representatives, administrators, executors, and assigns forever, and Grantor does hereby warrant said title to Grantee its heirs, executors, administrators, personal representatives, successors and assigns forever and does hereby agree to defend all and singular the said property unto the said Grantee herein its heirs, successors, executors, personal representatives, and assigns against every person whomsoever claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

AND GRANTOR for the consideration aforesaid, does hereby release, relinquish and quitclaim unto Grantee all of Grantor's rights or possibilities of dower, courtesy and homestead in and to said lands.

WITNESS his/her hand this _____ day of _____, 2022.

GRANTOR: [REDACTED]

By: [REDACTED]

ACKNOWLEDGMENT

STATE OF: TEXAS)
COUNTY OF: DENTON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, on this ____ day of _____, 2022, personally appeared _____, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same in the capacity therein set forth as the act and deed of said limited liability company for the uses, consideration and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires: _____

Notary Public
Commission Number: _____